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## COUNTY OF LOS ANGELES DEPARTMENT OF CONSUMER AFFAIRS

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PASTOR HERRERA, JR.  
DIRECTOR

April 15, 2002

To: Each Supervisor

From: Pastor Herrera, Jr.  
Director of Consumer Affairs

A handwritten signature in dark ink, appearing to read "Pastor", is written over the printed name "Pastor Herrera, Jr.".

Re: **LA VINA DEVELOPMENT - ALTADENA - REPORT #3**

At the Board of Supervisors meeting on April 2, 2002, the Board instructed the Department of Consumer Affairs to report back in two weeks with an update on the La Vina Development in Altadena.

Extensive information concerning the La Vina Development and the activities of the Department of Consumer Affairs and County Counsel concerning this matter are delineated in our previous reports to the Board. This report details activities and developments subsequent to April 2, 2002.

### **Action by the California State Department of Real Estate**

On April 3, 2002, The California Department of Real Estate (DRE) filed an administrative action (No. H-29440 LA) against Timothy Nicolas Roberts, a licensed real estate broker. The action alleges that Roberts, the developer of a subdivision in Riverside County known as The Crest at Hawarden, failed to place monies received from a potential home buyer for upgrades into escrow as required by law. DRE's accusation petitions for a hearing on the matter and if the allegation is proven true asks that disciplinary action, which may include license suspension or revocation, be taken against Roberts.

Timothy Nicolas Roberts is the owner of Compass Homes, the developer of the La Vina project in Altadena. The DRE is continuing its investigation of the La Vina development.

### **Action by the Department of Consumer Affairs and County Counsel**

As coordinator of the Real Estate Fraud Task Force, we have continued our discussions with various Task Force members concerning the La Vina Development.

As delineated in our report to the Board of April 1, 2002, during the week of March 18, 2002, Lehman-Ali La Vina LLC sent a letter to the 26 potential home buyers stating their intention

to complete the development and obtain necessary approvals from DRE to sell the homes. Their letter also stated their intent to refund or credit monies paid by the potential home buyers for upgrades. Their letter further communicated their intention to give priority in selling the homes to the 26 current home buyers, but advised of Lehman-Ali La Vina LLC's intent to sell the homes at current market prices.

County Counsel is in continuing contact with legal representatives of Lehman-Ali La Vina LLC and is attempting to arrange a meeting with them to discuss their plans now that they have secured formal ownership of the development.

(LaVinaBoardReport#3)

C: The Honorable Steve Cooley, Los Angeles County District Attorney  
Each Chief Deputy  
Each Department Board Liaison  
Lloyd W. Pellman, County Counsel  
David E. Janssen, Chief Administrative Officer  
Violet Varona-Lukens, Executive Officer